

GEELONG

Armstrong Creek: New park shows scale of Geelong's growth

All ages and abilities are catered at a massive park taking shape at Armstrong Creek's highest point. It also shows why the pressure is rising to keep up with development in Geelong's growth corridor.

Peter Farago, Geelong Advertiser

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 Newland Victorian general manager Mark Whinfield, left, Mayor Stephanie Asher and Warralily urban design manager Jeremy Minter at the site of a new park near the highest point of the growth corridor. Picture: Alan Barber

The fast pace of development in Geelong's major urban growth corridor this year is turning up the heat on city planners to release development-ready land to market.

Armstrong Creek's largest project, Warralily is closing in on selling its 4000th residential lot as the project reaches its tenth year.

Developers started construction on a new 7500sq m \$1.6m park with a mountain bike track, sport and play equipment at the highest point of the entire growth corridor at the Warralily Grange estate.

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Warralily director Mark Casey said the park was another win for the community of more than 9000 residents, with ample retail, sporting and community facilities, including three new schools set along the Armstrong Creek waterway.

The development is on track to sell more than 600 lots for the financial year, with April sales alone of almost 100 the biggest month ever.

Mr Casey said the impressive sales highlighted the need for adequate land supply at the estate and the broader Armstrong Creek area to meet the demand.

Newland Developers director Mark Whinfield said Armstrong Creek was meant to supply 22,000 house lots to the region but estimated that developers had already sold about 10,000 lots so far.

Warralily, the project's biggest estate, has about 1200 lots yet to be released.

He said once the bigger developments exhausted their land supply, the growth area would move into more difficult territory with projects that were harder to develop because of servicing or fragmented ownership.

“The push is going to be on council to get the northern and western growth areas of Geelong as the replacement, because it's taking more of the population from Melbourne down here.”



 An artist's render showing an aerial view of a 7500sqm park at Warrailily Grange estate at Mount Duneed.

City planners are on target to release the first precinct plans in the northern and western growth areas for public consultation in 2022.

Geelong Mayor Stephanie Asher said the strong demand from people to live in the Geelong region was challenging.

“It is the unique nature of the Greater Geelong area, the various oceans and bay opportunities, the city, the lifestyle that we have here means that we always are going to be a desirable place,” Ms Asher said.

“I think from the officers’ perspective they always need more resources.

“We are an identified growth area. We did provide for an extra 30 resources in the past 18 months, which I think has been put to the right use.

“But I think we’re always going to be needing more people to meet the need.”

The Warrailily Grange park offers panoramic views across the city and Bellarine Peninsula and provides an ideal location for a downhill mountain bike trail which is designed with varying challenges to cater for novices through to advanced riders.

The grassland themed playground will also include a basketball/netball quarter-court, skating features and a kick-about space, plus slides, swings, nets and climbing structures.

Warrailily urban design manager Jeremy Winter said the team was working with the council to ensure the park and equipment covered a wide range and age groups and abilities, particularly teens to reflect the area’s demographic.

